

should state positively that the certificate has not been deposited or dealt with except as may appear on the register. In other words, the declaration must satisfy H.M. Land Registry that the land certificate has been genuinely lost or destroyed.

The Land Registry will advertise the loss in a local newspaper (at the cost of the applicant), and if the land certificate cannot be traced within a reasonable period, will issue a new certificate to the registered proprietor.

Sometimes the Land Registry will call upon the applicant to execute a bond to indemnify the Land Registry Insurance Fund against any loss they may sustain, before they will issue the new land certificate.

It should be borne in mind that in practically every case of a transfer or charge of the land it is necessary to produce the land certificate to the Land Registry. Where, therefore, a land certificate has been lost, no dealing can be accepted for registration until a fresh certificate has been obtained.

It is obvious that in time a register would contain innumerable cancelled entries relating to past transfers, etc. This difficulty has been got over by the Land Registry issuing fresh editions of the register from time to time—omitting all cancelled

entries, "clearing the registers" as it is called. Many land certificates, therefore, contain only current entries—showing at a glance the present state of the register.

Where a transfer has been executed by an attorney under a power of attorney, the Land Registry will require proof that the principal is still alive and that the power is a valid power.